HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: August 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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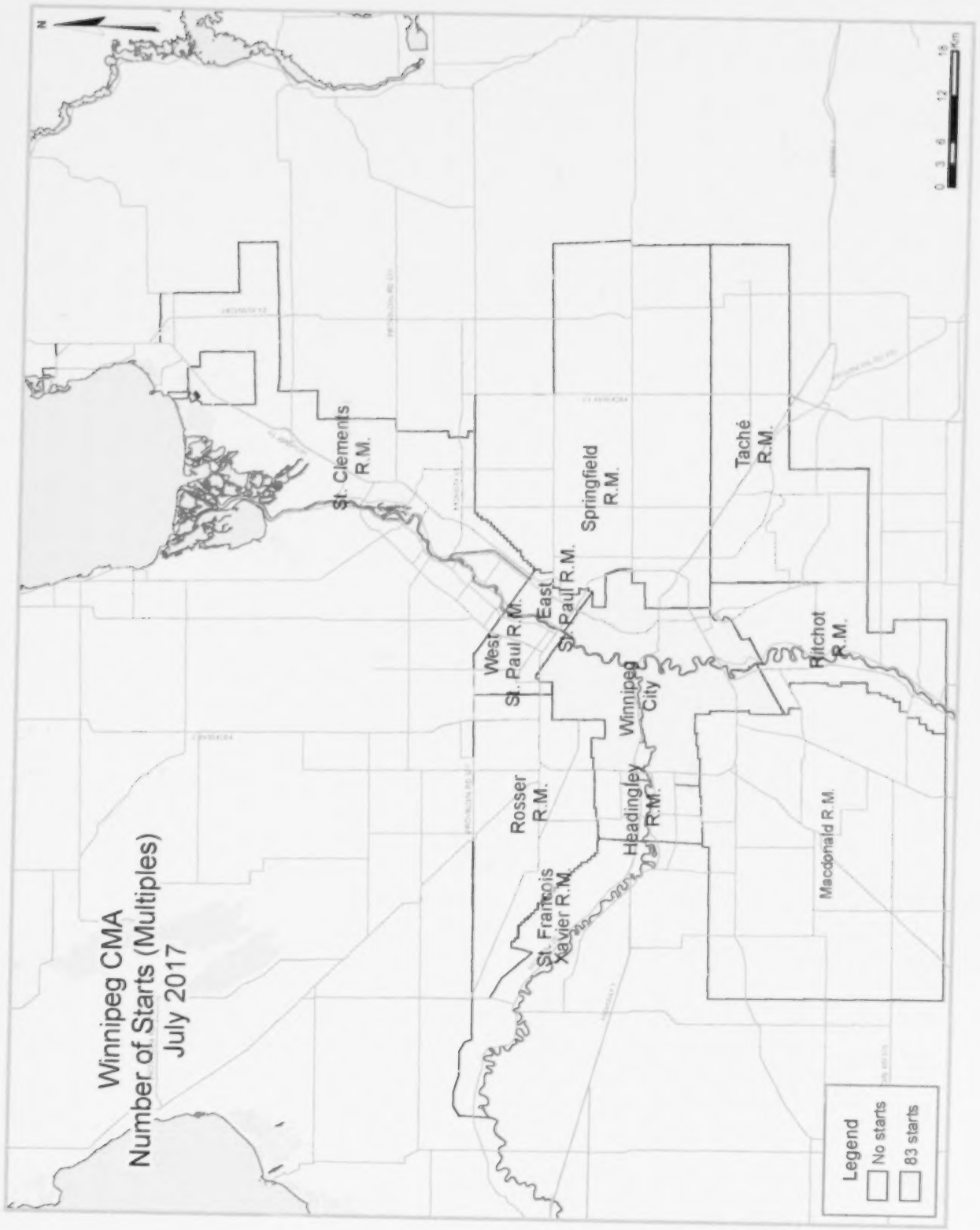
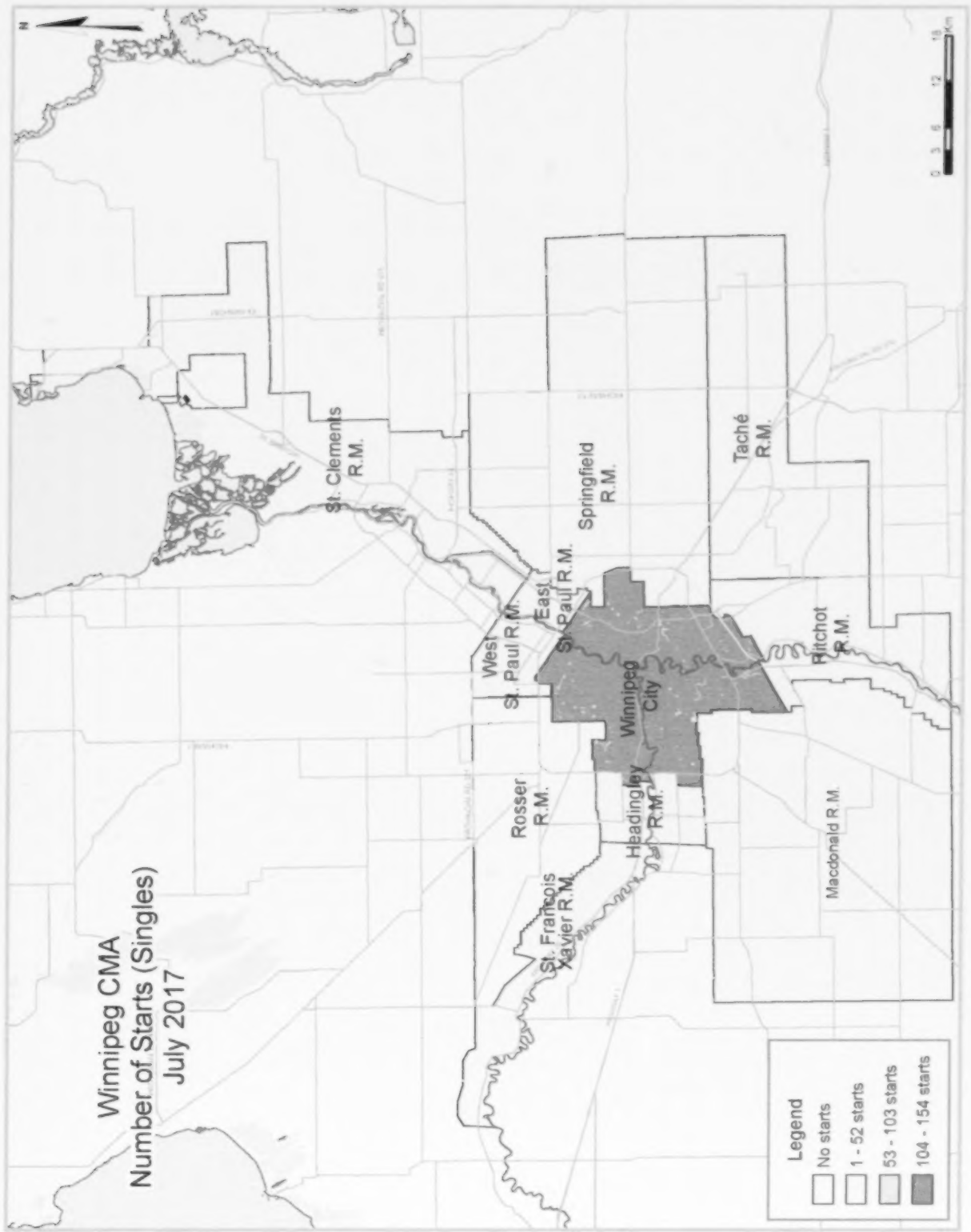
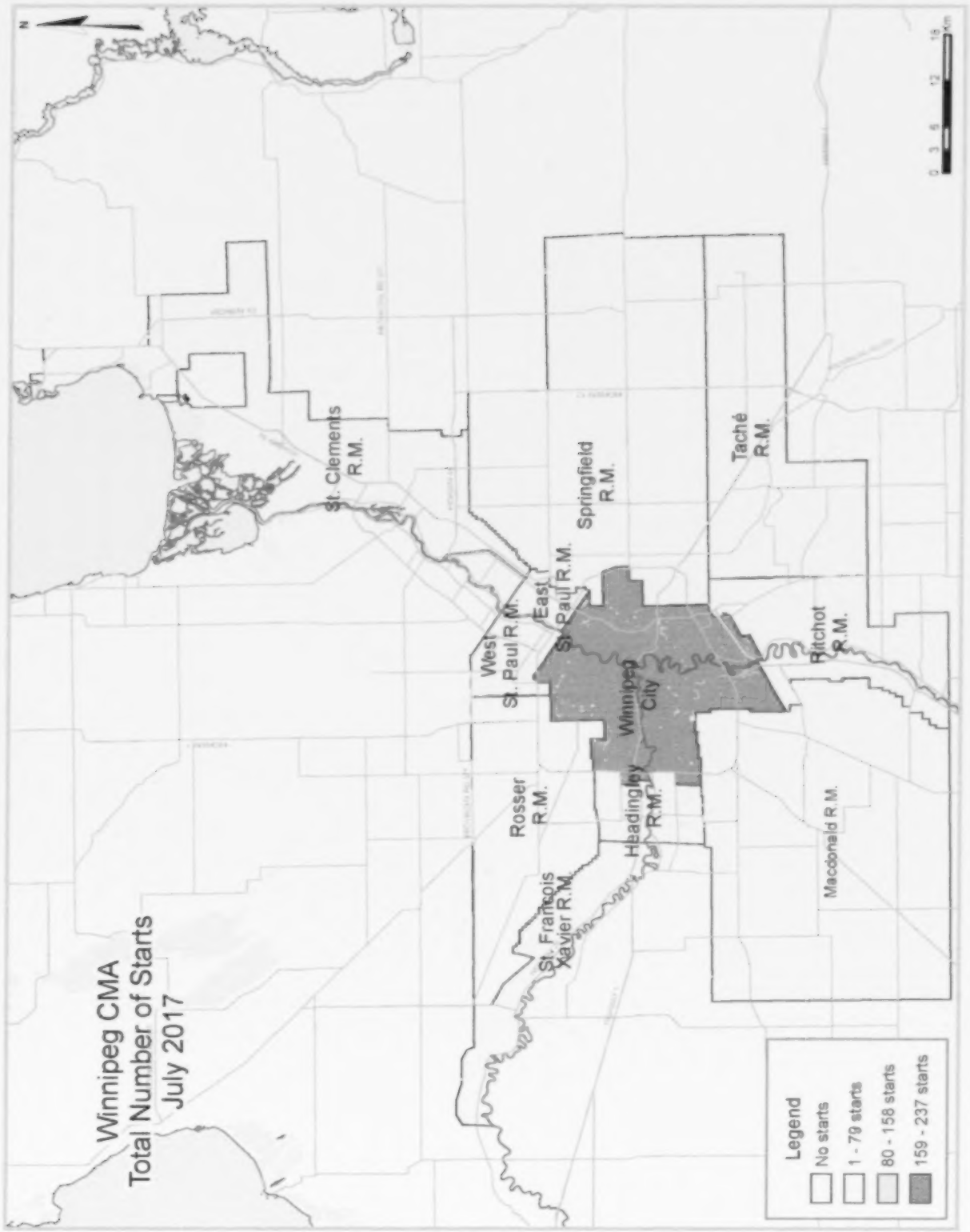
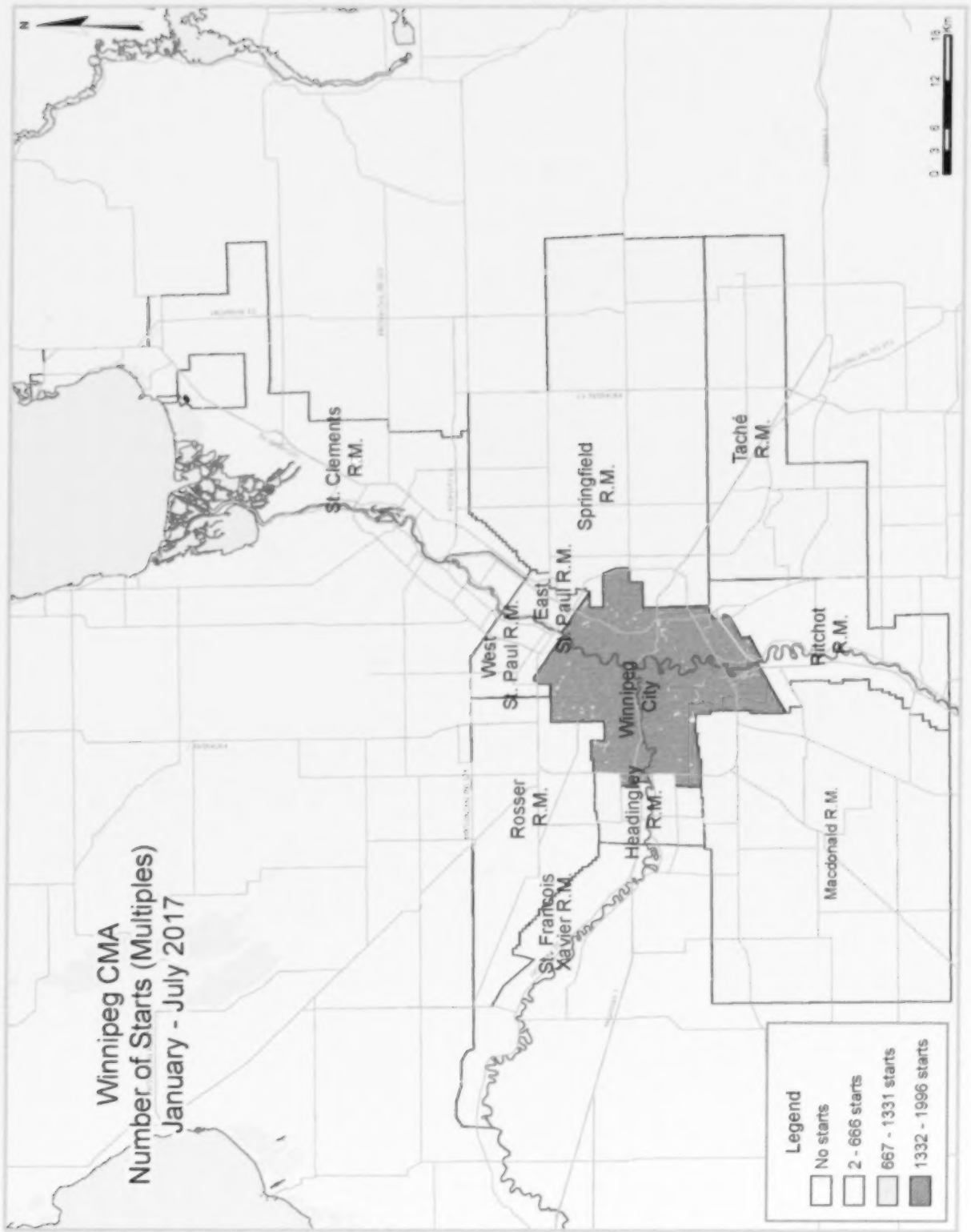
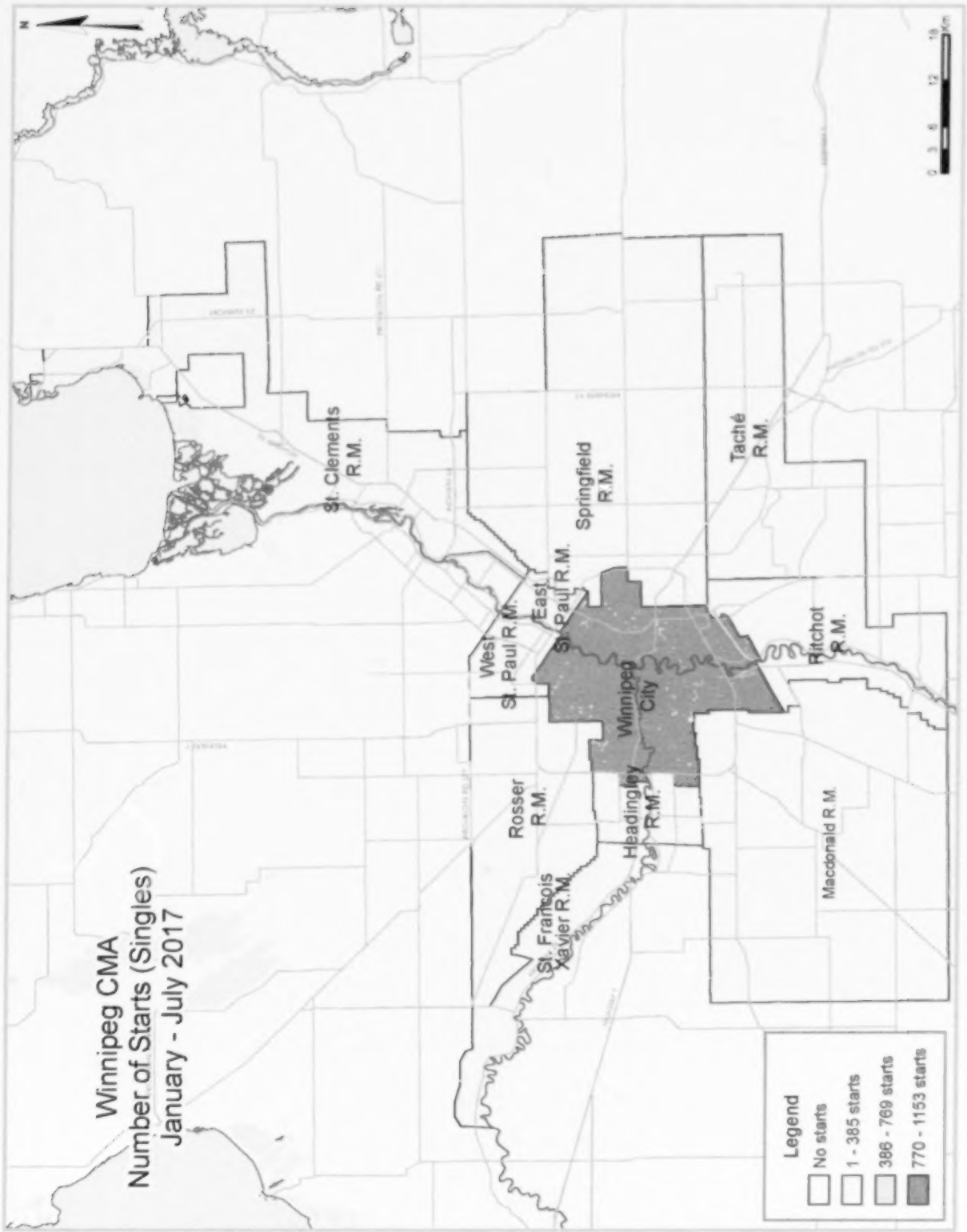
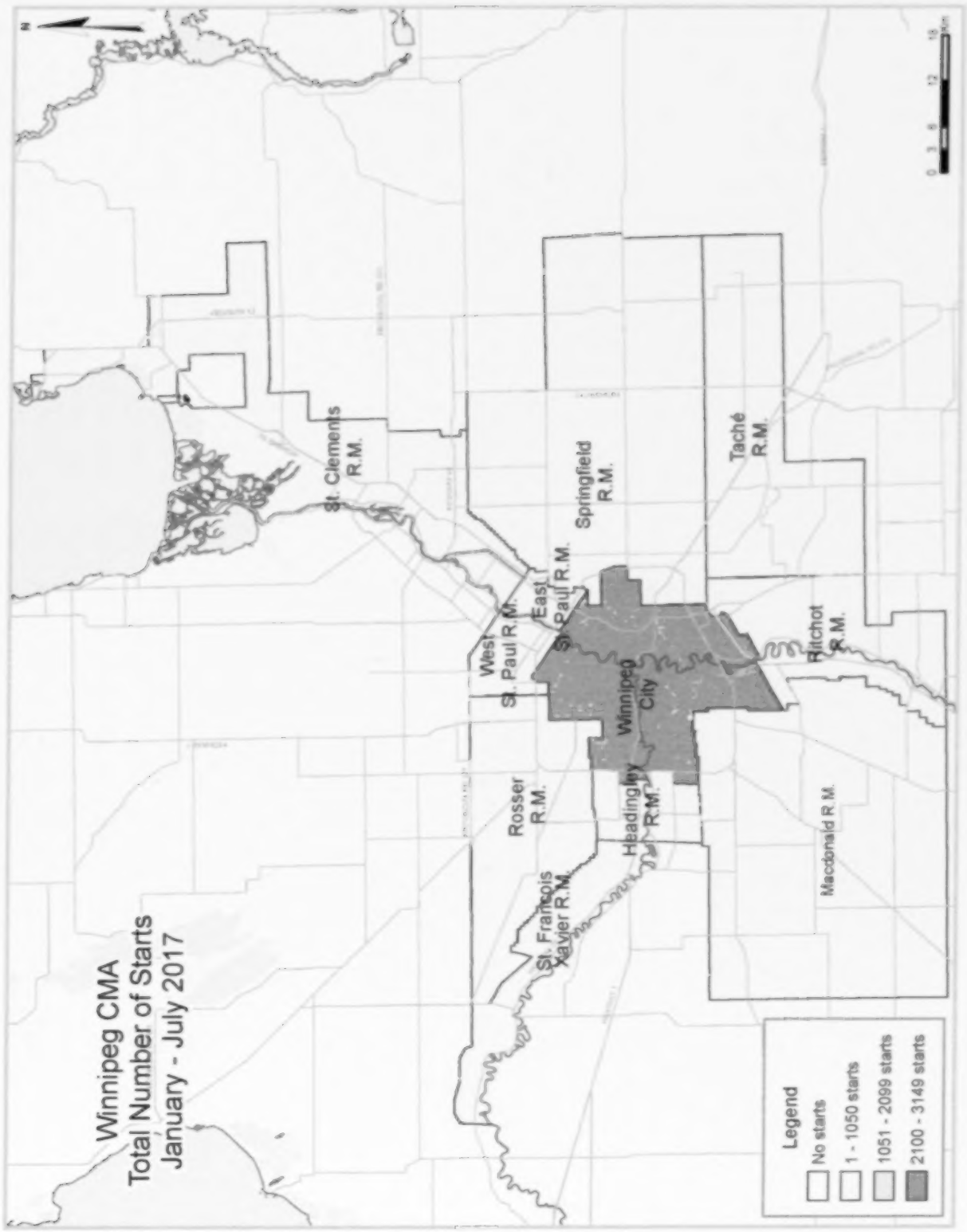

Winnipeg CMA
Number of Starts (Multiples)
July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
83 starts


Winnipeg CMA
Number of Starts (Singles)
July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 52 starts
53 - 103 starts
104 - 154 starts


Winnipeg CMA
Total Number of Starts
July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 79 starts
80 - 158 starts
159 - 237 starts


Winnipeg CMA
Number of Starts (Multiples)
January - July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 666 starts
667 - 1331 starts
1332 - 1996 starts


Winnipeg CMA
Number of Starts (Singles)
January - July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 385 starts
386 - 769 starts
770 - 1153 starts


Winnipeg CMA
Total Number of Starts
January - July 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1050 starts
1051 - 2099 starts
2100 - 3149 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Winnipeg CMA[1]	June 2017	July 2017
Trend[2]	6,461	5,608
SAAR	5,672	3,065
	July 2016	July 2017
Actual		
July - Single-Detached	174	207
July - Multiples	391	83
July - Total	565	290
January to July - Single-Detached	1,017	1,396
January to July - Multiples	1,290	2,062
January to July - Total	2,307	3,458

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	207	60	0	0	23	0	0	0	290
July 2016	171	18	0	3	13	71	7	282	565
% Change	21.1	**	n/a	-100.0	76.9	-100.0	-100.0	-100.0	-48.7
Year-to-date 2017	1,394	184	0	2	309	964	13	592	3,458
Year-to-date 2016	1,014	112	7	3	163	268	79	661	2,307
% Change	37.5	64.3	-100.0	-33.3	89.6	**	-83.5	-10.4	49.9
UNDER CONSTRUCTION									
July 2017	1,414	178	0	2	355	1,336	61	1,933	5,279
July 2016	1,049	114	19	8	223	1,143	83	2,328	4,967
% Change	34.8	56.1	-100.0	-75.0	59.2	16.9	-26.5	-17.0	6.3
COMPLETIONS									
July 2017	197	10	0	0	14	111	4	130	466
July 2016	130	36	0	1	14	72	41	0	294
% Change	51.5	-72.2	n/a	-100.0	0.0	54.2	-90.2	n/a	58.5
Year-to-date 2017	1,035	110	0	3	167	268	30	520	2,133
Year-to-date 2016	948	154	0	1	136	262	90	298	1,889
% Change	9.2	-28.6	n/a	200.0	22.8	2.3	-66.7	74.5	12.9
COMPLETED & NOT ABSORBED									
July 2017	180	23	0	1	43	219	n/a	n/a	466
July 2016	185	40	0	1	50	249	n/a	n/a	525
% Change	-2.7	-42.5	n/a	0.0	-14.0	-12.0	n/a	n/a	-11.2
ABSORBED									
July 2017	187	21	0	0	24	67	n/a	n/a	299
July 2016	157	30	0	2	18	84	n/a	n/a	291
% Change	19.1	-30.0	n/a	-100.0	33.3	-20.2	n/a	n/a	2.7
Year-to-date 2017	1,069	109	0	2	166	359	n/a	n/a	1,705
Year-to-date 2016	1,009	150	3	2	173	395	n/a	n/a	1,732
% Change	5.9	-27.3	-100.0	0.0	-4.0	-9.1	n/a	n/a	-1.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2017	154	60	0	0	23	0	0	0	237
July 2016	129	18	0	1	13	71	0	282	514
East St. Paul R.M.									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	3	0	0	0	0	0	0	0	3
Headingley R.M.									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	0	0	0	0	0	0	7	0	7
MacDonald R.M.									
July 2017	9	0	0	0	0	0	0	0	9
July 2016	15	0	0	2	0	0	0	0	17
Ritchot R.M.									
July 2017	14	0	0	0	0	0	0	0	14
July 2016	4	0	0	0	0	0	0	0	4
Rosser R.M.									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2017	8	0	0	0	0	0	0	0	8
July 2016	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	5	0	0	0	0	0	0	0	5
Taché R.M.									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	7	0	0	0	0	0	0	0	7
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2017	207	60	0	0	23	0	0	0	290
July 2016	171	18	0	3	13	71	7	282	565

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2017	1,165	174	0	2	320	1,312	61	1,933	4,967
July 2016	832	110	8	1	220	1,129	55	2,328	4,683
East St. Paul R.M.									
July 2017	27	0	0	0	0	0	0	0	27
July 2016	35	0	0	0	0	0	0	0	35
Headingley R.M.									
July 2017	20	0	0	0	28	0	0	0	48
July 2016	7	0	7	0	0	0	28	0	42
MacDonald R.M.									
July 2017	50	0	0	0	7	0	0	0	57
July 2016	35	0	0	7	0	0	0	0	42
Ritchot R.M.									
July 2017	34	0	0	0	0	0	0	0	34
July 2016	27	2	0	0	0	14	0	0	43
Rosser R.M.									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	3	0	0	0	0	0	0	0	3
St. Clements R.M.									
July 2017	30	0	0	0	0	0	0	0	30
July 2016	35	0	0	0	0	0	0	0	35
St. Francois Xavier R.M.									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2017	27	4	0	0	0	0	0	0	31
July 2016	32	2	0	0	3	0	0	0	37
Taché R.M.									
July 2017	29	0	0	0	0	24	0	0	53
July 2016	15	0	4	0	0	0	0	0	19
West St. Paul R.M.									
July 2017	29	0	0	0	0	0	0	0	29
July 2016	28	0	0	0	0	0	0	0	28
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2017	1,414	178	0	2	355	1,336	61	1,933	5,279
July 2016	1,049	114	19	8	223	1,143	83	2,328	4,967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2017	166	10	0	0	14	111	4	130	435
July 2016	106	30	0	1	11	72	41	0	261
East St. Paul R.M.									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	0	0	0	0	0	0	0	0	0
Headingley R.M.									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
July 2017	5	0	0	0	0	0	0	0	5
July 2016	2	0	0	0	0	0	0	0	2
Rosser R.M.									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	4	6	0	0	3	0	0	0	13
Tache R.M.									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	1	0	0	0	0	0	0	0	1
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2017	197	10	0	0	14	111	4	130	466
July 2016	130	36	0	1	14	72	41	0	294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2017	149	18	0	1	41	206	n/a	n/a	415
July 2016	150	31	0	1	48	231	n/a	n/a	461
East St. Paul R.M.									
July 2017	5	0	0	0	0	7	n/a	n/a	12
July 2016	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
July 2017	3	0	0	0	0	0	n/a	n/a	3
July 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
July 2017	8	1	0	0	0	0	n/a	n/a	9
July 2016	12	0	0	0	0	0	n/a	n/a	12
Ritchot R.M.									
July 2017	3	0	0	0	0	2	n/a	n/a	5
July 2016	3	0	0	0	0	5	n/a	n/a	8
Rosser R.M.									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2017	1	0	0	0	0	0	n/a	n/a	1
July 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
July 2017	5	4	0	0	0	0	n/a	n/a	9
July 2016	6	9	0	0	2	0	n/a	n/a	17
Tache R.M.									
July 2017	4	0	0	0	2	4	n/a	n/a	10
July 2016	3	0	0	0	0	13	n/a	n/a	16
West St. Paul R.M.									
July 2017	2	0	0	0	0	0	n/a	n/a	2
July 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2017	180	23	0	1	43	219	n/a	n/a	466
July 2016	185	40	0	1	50	249	n/a	n/a	525

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2017	154	20	0	0	24	67	n/a	n/a	265
July 2016	131	29	0	2	16	83	n/a	n/a	261
East St. Paul R.M.									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	0	0	0	0	0	0	n/a	n/a	0
Headingley R.M.									
July 2017	2	0	0	0	0	0	n/a	n/a	2
July 2016	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	9	0	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	3	0	0	0	0	0	n/a	n/a	3
Rosser R.M.									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2017	4	0	0	0	0	0	n/a	n/a	4
July 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
July 2017	4	1	0	0	0	0	n/a	n/a	5
July 2016	4	1	0	0	2	0	n/a	n/a	7
Tache R.M.									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	3	0	0	0	0	1	n/a	n/a	4
West St. Paul R.M.									
July 2017	3	0	0	0	0	0	n/a	n/a	3
July 2016	1	0	0	0	0	0	n/a	n/a	1
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2017	187	21	0	0	24	67	n/a	n/a	299
July 2016	157	30	0	2	18	84	n/a	n/a	291

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Winnipeg City	154	130	60	22	23	9	0	353	237	514	-53.9
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	1	0	0	0	0	7	0	0	1	7	-85.7
MacDonald R.M.	9	17	0	0	0	0	0	0	9	17	-47.1
Ritchot R.M.	14	4	0	0	0	0	0	0	14	4	***
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	8	0	0	0	0	0	0	0	8	0	n/a
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	7	5	0	0	0	0	0	0	7	5	40.0
Tache R.M.	7	7	0	0	0	0	0	0	7	7	0.0
West St. Paul R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	207	174	60	22	23	16	0	353	290	565	-48.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,153	827	182	118	290	192	1,524	915	3,149	2,052	53.5
East St. Paul R.M.	20	24	0	0	0	0	8	0	28	24	16.7
Headingley R.M.	17	4	0	0	28	35	0	0	45	39	15.4
MacDonald R.M.	62	48	2	0	0	0	0	0	64	48	33.3
Ritchot R.M.	36	22	0	2	0	0	0	14	36	38	-5.3
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	23	25	0	0	0	0	0	0	23	25	-8.0
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	38	30	4	8	0	6	0	0	42	44	-4.5
Tache R.M.	30	17	0	0	0	0	24	0	54	17	***
West St. Paul R.M.	13	17	0	0	0	0	0	0	13	17	-23.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,396	1,017	188	128	318	233	1,556	929	3,458	2,307	49.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Winnipeg City	23	9	0	0	0	71	0	282
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	7	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	23	9	0	7	0	71	0	282

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	277	141	13	51	932	254	592	661
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	28	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	305	154	13	79	964	268	592	661

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Winnipeg City	214	147	23	85	0	282	237	514
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	1	0	0	0	0	7	1	7
MacDonald R.M.	9	15	0	2	0	0	9	17
Ritchot R.M.	14	4	0	0	0	0	14	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	8	0	0	0	0	0	8	0
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	7	5	0	0	0	0	7	5
Tache R.M.	7	7	0	0	0	0	7	7
West St. Paul R.M.	2	7	0	0	0	0	2	7
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	267	189	23	87	0	289	290	565

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,329	928	1,215	412	605	712	3,149	2,052
East St. Paul R.M.	20	24	8	0	0	0	28	24
Headingley R.M.	17	11	28	0	0	28	45	39
MacDonald R.M.	64	46	0	2	0	0	64	48
Ritchot R.M.	36	24	0	14	0	0	36	38
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	23	25	0	0	0	0	23	25
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	42	38	0	6	0	0	42	44
Tache R.M.	30	17	24	0	0	0	54	17
West St. Paul R.M.	13	17	0	0	0	0	13	17
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,578	1,133	1,275	434	605	740	3,458	2,307

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Winnipeg City	166	108	12	40	16	41	241	72	435	261	66.7
East St. Paul R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
Ritchot R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	3	0	0	0	0	0	0	3	3	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	4	0	6	0	3	0	0	3	13	-76.9
Tache R.M.	7	3	0	0	0	0	0	0	7	3	133.3
West St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	197	132	12	46	16	44	241	72	466	294	58.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	814	730	112	182	180	174	766	560	1,872	1,646	13.7
East St. Paul R.M.	22	24	0	0	0	0	8	0	30	24	25.0
Headingley R.M.	13	11	0	0	0	0	0	0	13	11	18.2
MacDonald R.M.	55	35	4	0	0	0	0	0	59	35	68.6
Ritchot R.M.	33	11	2	2	0	6	14	0	49	19	157.9
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	18	45	0	0	0	0	0	0	18	45	-60.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	39	44	4	12	0	3	0	0	43	59	-27.1
Tache R.M.	26	21	0	0	4	0	0	0	30	21	42.9
West St. Paul R.M.	17	27	0	0	0	0	0	0	17	27	-37.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,039	950	122	196	184	183	788	560	2,133	1,889	12.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Winnipeg City	12	3	4	38	111	72	130	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	12	6	4	38	111	72	130	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	151	99	29	75	246	262	520	298
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	155	102	29	81	268	262	520	298

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Winnipeg City	176	136	125	84	134	41	435	261
East St. Paul R.M.	4	0	0	0	0	0	4	0
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	4	9	0	0	0	0	4	9
Ritchot R.M.	5	2	0	0	0	0	5	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	3	0	0	0	0	3	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	10	0	3	0	0	3	13
Tache R.M.	7	3	0	0	0	0	7	3
West St. Paul R.M.	3	1	0	0	0	0	3	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	207	166	125	87	134	41	466	294

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	914	870	408	396	550	380	1,872	1,646
East St. Paul R.M.	22	24	8	0	0	0	30	24
Headingley R.M.	13	11	0	0	0	0	13	11
MacDonald R.M.	55	35	4	0	0	0	59	35
Ritchot R.M.	35	13	14	0	0	6	49	19
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	18	45	0	0	0	0	18	45
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	43	54	0	3	0	2	43	59
Tache R.M.	26	21	4	0	0	0	30	21
West St. Paul R.M.	17	27	0	0	0	0	17	27
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,145	1,102	438	399	550	388	2,133	1,889

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2017	29	19.5	34	22.8	31	20.8	18	12.1	37	24.8	149	425,000	449,696
July 2016	29	22.0	45	34.1	20	15.2	15	11.4	23	17.4	132	385,000	424,351
Year-to-date 2017	205	25.2	226	27.7	189	23.2	75	9.2	120	14.7	815	425,000	423,957
Year-to-date 2016	172	22.8	256	34.0	128	17.0	88	11.7	109	14.5	753	397,500	418,818
East St. Paul R.M.													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Headingley R.M.													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
MacDonald R.M.													
July 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	578,860
July 2016	1	12.5	0	0.0	0	0.0	1	12.5	6	75.0	8	-	534,683
Year-to-date 2017	15	29.4	4	7.8	9	17.6	9	17.6	14	27.5	51	-	450,889
Year-to-date 2016	4	11.4	0	0.0	9	25.7	6	17.1	16	45.7	35	-	524,284
Ritchot R.M.													
July 2017	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	-	390,960
July 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	11	37.9	14	48.3	0	0.0	0	0.0	4	13.8	29	-	365,377
Year-to-date 2016	1	9.1	10	90.9	0	0.0	0	0.0	0	0.0	11	-	-
Rosser R.M.													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
July 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
St. Francois Xavier R.M.													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2017	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	-	412,500
July 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2017	3	12.0	10	40.0	5	20.0	4	16.0	3	12.0	25	-	399,988
Year-to-date 2016	4	20.0	4	20.0	8	40.0	1	5.0	3	15.0	20	-	414,725
Tache R.M.													
July 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	11	55.0	6	30.0	2	10.0	1	5.0	0	0.0	20	-	350,380
Year-to-date 2016	8	61.5	4	30.8	1	7.7	0	0.0	0	0.0	13	-	-
West St. Paul R.M.													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
First Nations													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
July 2017	36	20.9	37	21.5	31	18.0	20	11.6	48	27.9	172	425,000	454,037
July 2016	31	21.2	47	32.2	22	15.1	17	11.6	29	19.9	146	397,500	429,600
Year-to-date 2017	247	25.8	261	27.2	205	21.4	89	9.3	157	16.4	959	425,000	425,429
Year-to-date 2016	194	22.6	276	32.1	147	17.1	96	11.2	147	17.1	860	400,000	424,252

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2017						
Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	449,696	424,351	6.0	423,957	418,818	1.2
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	578,860	534,683	8.3	450,889	524,284	-14.0
Ritchot R.M.	390,960	-	n/a	365,377	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	412,500	-	n/a	399,988	414,725	-3.6
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	454,037	429,600	5.7	425,429	424,252	0.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

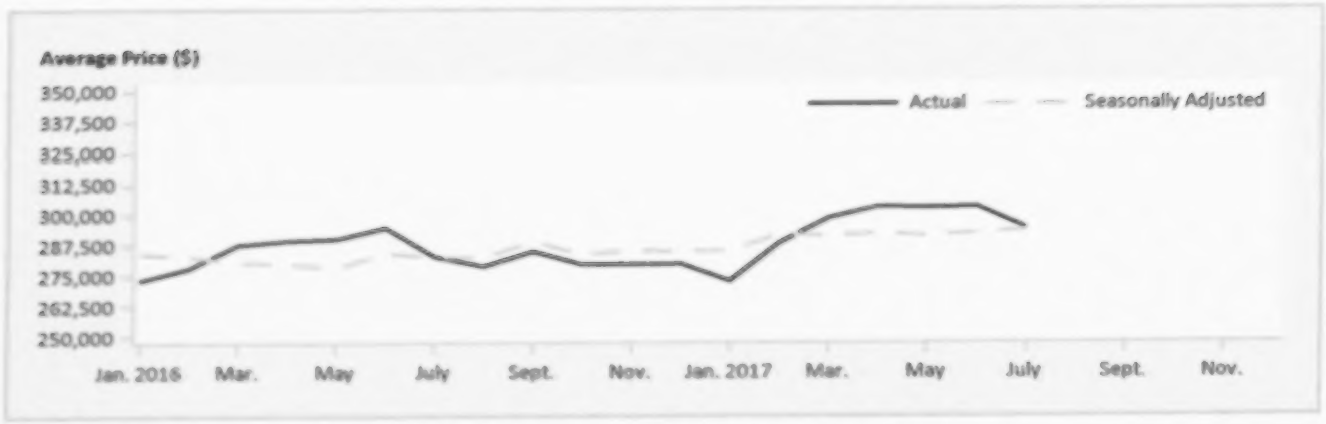


Figure 5.2: MLS® Residential Sales for Winnipeg

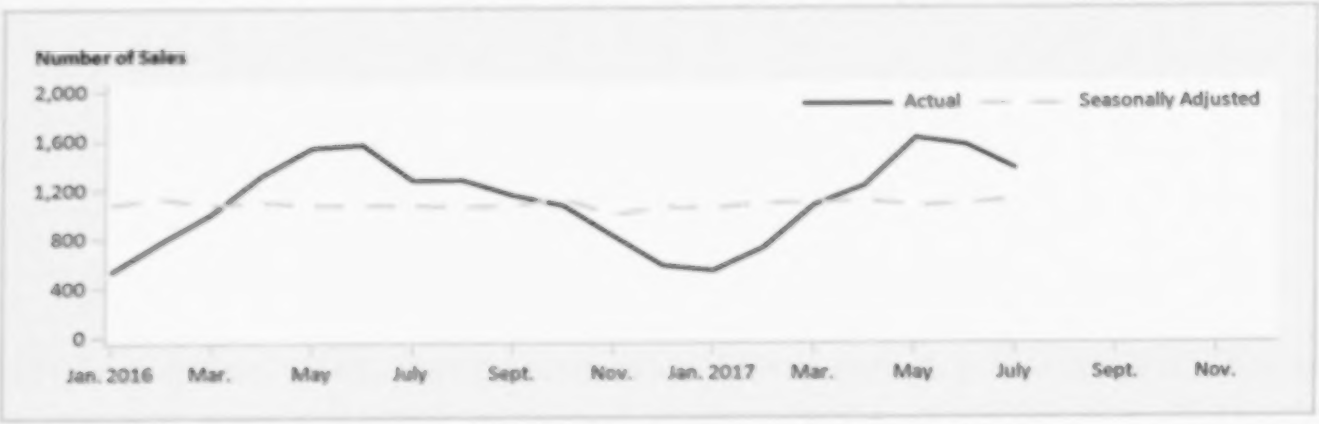
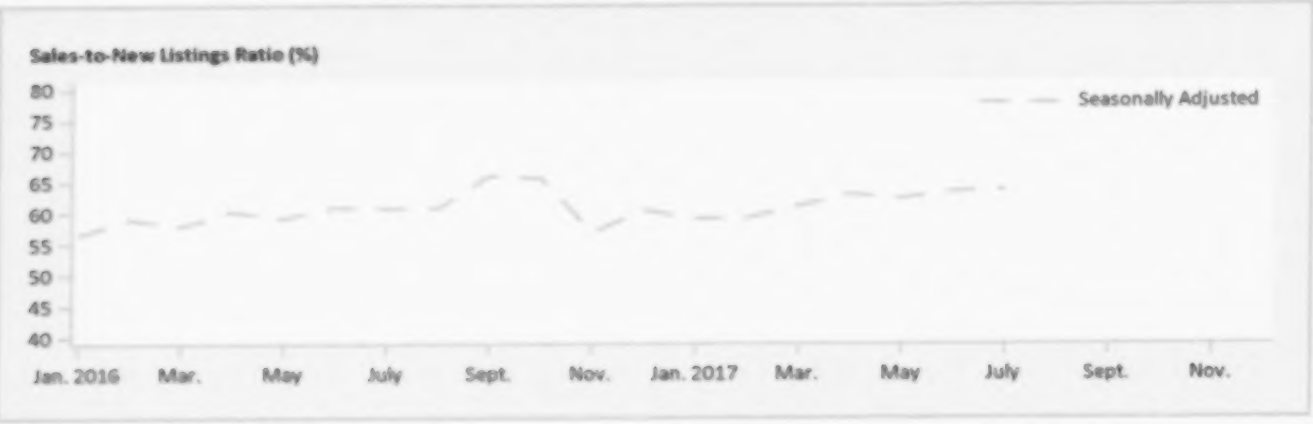


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84		129.8	434	5.6	68.1	885
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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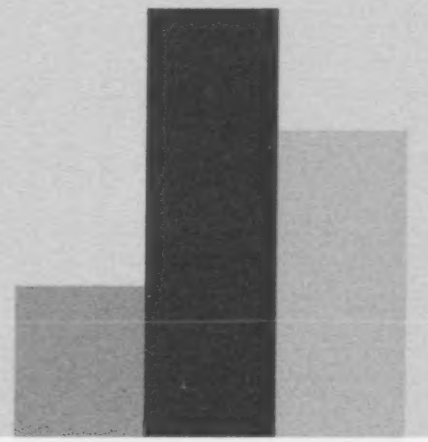

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